

# ONE SIX FIVE

FLEET STREET  
LONDON EC4

7,689-27,613 SQ FT APPROX.  
REFURBISHED OFFICE SPACE TO LET



The building has been comprehensively refurbished and repositioned to cater for progressive businesses. The reconfigured reception creates a welcoming entrance, with fully refurbished CAT A standard floors providing suitable office space for a range of occupiers.

## Specification

- / Remodelled entrance portico
- / Fully refurbished reception
- / Refurbished and remodelled WC's
- / New Cat A refurbished floors
- / Bicycle racks, showers and lockers
- / Terracing on second and sixth floors

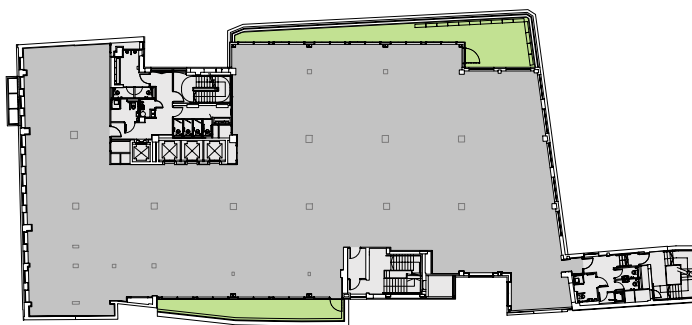
## Location

- / 5 minutes to City Thameslink
- / 7 minutes to Chancery Lane Underground
- / 7 minutes to Blackfriars Underground



## Second Floor

- Terrace
- Core
- Office



For indicative purposes only. Not to scale.

## Accommodation

| Floor        | Sq Ft         | Sq M           |
|--------------|---------------|----------------|
| Sixth*       | 7,689         | 714.3          |
| Third        | 9,954         | 924.7          |
| Second       | 9,970         | 926.2          |
| <b>Total</b> | <b>27,613</b> | <b>2,565.2</b> |

IPMS breakdown available upon request.  
\*Subject to measurement on completion of work.

## Viewing

Strictly through joint sole letting agents:

### GRYPHON PROPERTY PARTNERS

**Tim Davies**  
020 3440 9803  
tim.davies@gryphonpropertypartners.com

### BNP PARIBAS REAL ESTATE

**Robert Rooney**  
020 7338 4408  
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**Michael Umfreville**  
020 7338 4829  
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## Terms

Upon application.

**Jeremy Trice**  
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**Tom Marsden**  
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